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Chicago Spire



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The **Chicago Spire** is a proposed supertall skyscraper approved for construction in Chicago, Illinois and designed by Spanish architect Santiago Calatrava.^[9] The building formerly was known as the **Fordham Spire** and **400 North Lake Shore Drive**. The site currently is being developed by Garrett Kelleher of Shelbourne Development Group, Inc., and is scheduled to be completed in 2010 with 150 floors.^{[1][2][3]}

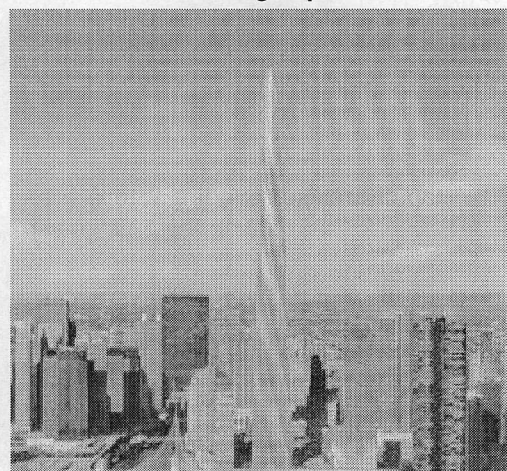
Originally announced in July of 2005 by Christopher T. Carley of the Fordham Company, the project was supported by many Chicagoans and city officials.^{[10][11][12]} After several months of development, Carley failed to acquire necessary financing and the project was taken over by Garrett Kelleher of the Shelbourne Development Group. Since that time, three major revisions were made to the design.^[13] The skyscraper would stand taller than Chicago's Sears Tower and New York's upcoming Freedom Tower to become North America's tallest structure and the world's tallest all residential building.^{[4][1][2]}

Location

The skyscraper was approved to be constructed along Chicago's lakefront west of Navy Pier, located northeast of Chicago's Loop, in the Streeterville neighborhood of the Near North Side community area. The land is at the junction of Lake Michigan and the Chicago River.

Site

Chicago Spire



Information

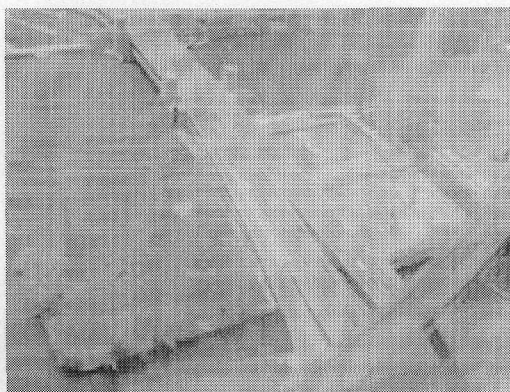
Location	400 North Lake Shore Drive Chicago, Illinois
Status	Construction imminent ^{[5][6][7]}
Groundbreaking	June 2007 ^[4]
Estimated completion	2010 (est.) ^{[1][2]}
Opening	2010 (est.)
Use	Residential
Roof	Height 2,000 feet (609.6 m) ^{[1][2]}

Technical details

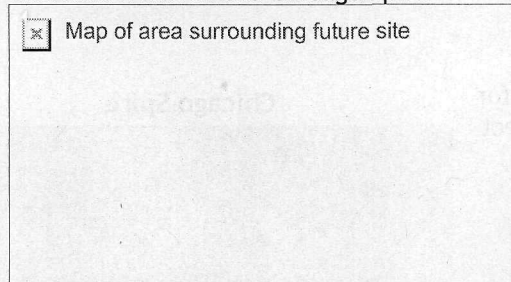
Floor count	150 ^[3]
Floor area	3,000,000 square feet (278,709 sq. m) ^[8]

Companies

Architect	<u>Santiago Calatrava</u>
Developer	<u>Shelbourne Development Group, Inc.</u>



The future site of the Chicago Spire



Map of area surrounding future site



Site plan including a concept for DuSable Park

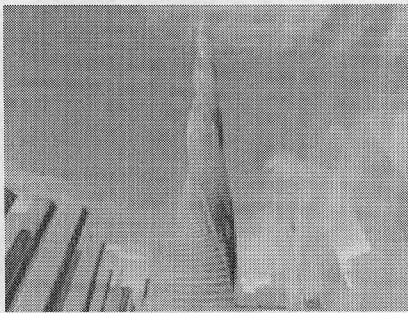
The expected site of construction of the Chicago Spire is currently vacant. The planned building site is bordered by the Ogden Slip of the Chicago River to the north, North Lake Shore Drive to the east, the Chicago River to the south, and existing residential property to the west. The site was originally zoned for two 35- to 50-story buildings.^[10] Originally it was to be sold by a joint venture of LR Development Company of Chicago and JER Partners of Virginia for \$64 million to Christopher Carley of the Fordham Company.^[14] After numerous short-term extensions, and later Carley's failure to obtain financing, Kelleher of Shelbourne Development purchased the land instead and pledged to finance the rest of the project.^[15] When the project was first announced, the Fordham Company pledged almost \$500,000 to assist in the development of the city's proposed DuSable Park, which would adjoin the property of the Chicago Spire.^[11] DuSable Park would sit on 3.24 acres (1.3 ha) and have a \$11.4 million budget for its renovation.^[16] On March 26, 2007, Shelbourne pledged to pay \$6 million toward the development of the park, making up the deficit left over from the city's own initial pledge of \$6 million and far exceeding the Fordham Co's initial offer.^[17]


Soil tests performed in December of 2000 on the property of the proposed park, adjacent to the building site, showed contamination of radioactive thorium.^[18] Thorium was used by the Lindsay Light Company which operated a location nearby. After the closing of the location in the 1930s, contaminated soil was dumped on the location of the proposed park. In March 2003, the Chicago Park District stated that the thorium clean-up on the

land was incomplete.^[19] Hazards of contamination can be avoided by laying a minimum of 6 inches (15 cm) of concrete over any affected soil, a process which would be more feasible for the site of the Chicago Spire than compared with the development of the adjacent park.^[18]

Architecture

Planned Design



An early design of the building 

As with many of his designs, Calatrava has been inspired by themes and designs in nature for the tall, twisting skyscraper.^[20] For the design of the building, he likened the structure to an imaginary smoke spiral coming from a campfire near the Chicago River lit by Native Americans indigenous to the area,^[21] and also related the building's newly designed pinnacle to the "graceful" and "rotating forms" of a snail shell.^[22]

Chicago's buildings are known for innovative and revolutionary designs. The Chicago Spire will complement this pattern, and standing at 2,000 feet (610 m), will further transform the already changing Chicago skyline.^{[23][11]} Plans for the tower include 1,200 condominiums with the structure also housing a community room at the top floor offering residents a view of four states.^[24] Each of the building's 150 stories would rotate more than two degrees from the one below with a total 360 degree rotation. For supplemental structural support, each floor would be surrounded by cantilevered corners and four concave sides.^[25] The soaring four story lobby of the skyscraper will have translucent glass walls and be framed by arching, steel reinforced concrete vaults.^{[22][26]} The building has been labeled as a giant "drill bit" by the public and others in the media have likened it to a "twisting tree" and a "blade of grass".^{[27][28]}

The curved design may provide two major benefits to the structure of the building. First, curved designs have a tendency of adding to the strength of a structure.^[29] A similar principle has been applied in the past when building curved stadium roofs. In addition to structural support, the curved face of the exterior will minimize wind forces. In rectangular buildings, a fluid wind flow puts pressure on the windward face of the building, while as air moves around it, a suction is applied to the leeward face. This often times causes a sway in tall buildings which can be counteracted, at least partially, by stiffening the structure or by using a dynamic wind damper.^[2] Although the curved design of the Chicago Spire will not completely negate wind forces, a tapering concrete core and twelve shear walls emanating from it are installed to counteract these forces instead.^[25]

Height

In North America, the Spire would surpass Chicago's own Sears Tower, currently at 1,730 feet (527 m) tall, New York's upcoming Freedom Tower, planned to be 1,776 feet (541 m) tall, and Las Vegas' proposed Las Vegas Tower, planned for 1,888 feet (575 m), to become North America's tallest tower.^{[1][2]} The current design also will surpass the height of the CN Tower in Toronto to become North America's tallest free-standing structure. The Chicago Spire would also surpass the Q1 in Queensland, the Eureka Tower in Melbourne, and the Ocean

Heights 2 in Dubai, United Arab Emirates, to become the world's tallest all-residential building. [4] It will not, however, surpass the Burj Dubai, currently under construction also in Dubai, to become the tallest building on Earth.



Development

History



Garrett Kelleher

Originally proposed as "Fordham Spire" in July of 2005, the design called for 115 stories. [30] Chicago developer Christopher T. Carley of the Fordham Company was spearheading the project. The building was planned to include a hotel and condominiums and also featured a tall broadcast antenna. After several months of development Carley failed to obtain sufficient financing for the construction of the building, and Irish developer Garrett Kelleher, executive chairman of Shelbourne Development Group, Inc. acquired the land at 400 North Lake Shore Drive. It was announced that he would fund the development with the assistance of financing from Anglo Irish Bank. [15]

With Kelleher running the project, much of the uncertainty of its development has been greatly diminished,

since "He's putting up 100 percent of the equity so he doesn't have the financing problems [the original developer] had."^[31] He also had financial backing to acquire the land, something Carley lacked. Kelleher stated he would consider using Carley's services on the development and that "Carley will be paid an unspecified sum for his involvement in the deal so far".^[32] Kelleher later renamed the project "Chicago Spire" after shortly going by "400 North Lake Shore Drive", as it was no longer a Fordham project.^[32]

Status



The building site of the Chicago Spire is currently vacant.

In the final quarter of 2006, Shelbourne Development issued two separate press releases regarding the construction and design of the spire. In a November 2006 press release, it stated that construction of the Chicago Spire would begin in June 2007.^[4] In early December 2006, Shelbourne Development issued another press release stating that the design of the building had been revised. This included the removal of the hotel and broadcast antenna; making the building all condominiums. The design change altered the twist to be consolidated towards the base of the building, which was also wider than the original plan. Additionally, the spire no longer tapered at the top, resulting in increased floor space and more total floors. Finally, the revisor removed the separate parking structure from the original plan, instead incorporating underground parking into the spire itself.^[1] In late December 2006, the Chicago Tribune reported that the developer was soliciting opinions on a further revision from community leaders.^[33] Several weeks following that report the Chicago Tribune held an exclusive interview with Santiago Calatrava, the architect, and Garrett Kelleher, the lead developer. During the interview, Calatrava drew out design ideas restoring the rotating design of the building and showcasing his vision for the Chicago Spire's lobby. The current design represents a more definite version of the project's final form.^[22] On 26 March 2007, further revisions were shown during a public presentation by Shelbourne Development showcasing the most current design.^[34] Following the city approval, it was announced that construction of the Chicago Spire would begin in late May 2007.^[35] Construction of the access ramps connecting Lake Shore Drive is scheduled to begin in late May.^[36] DuSable Park will be used as a staging area for construction.^[36] Caisson drilling is due as early as June 2007.^[37]

Public opinion

There was widespread support for the original design of the building among both the residents of the immediate neighborhood and the city of Chicago as a whole partly because the building would block less sunlight and obscure less of the skyline than what the land was originally zoned for. However the first major redesign of the Chicago Spire, released in late 2006, was criticized by architectural critics and city officials.^[28] Several weeks later a second major redesign was released which received better reviews.^[22] Following the 26 March 2007 public presentation by Shelbourne Development, residents showed favorable reaction to the newest design of the Chicago Spire.^[38] ^[39]

Opposition from some neighborhood residents originates from residents concerned with increased congestion. Donald Trump immediately voiced opposition to the building stating the structure would be a target for terrorists and did not seem to even be a project.^[40] His current project, the Trump International Hotel and

Tower, is currently under construction just a few blocks west of the Chicago Spire's proposed site and would be in direct competition with the Chicago Spire.



Mayor Daley

Political approval

Chicago Mayor Daley said he approved of the design stating it was environmentally friendly and he has been generally supportive of the effort. On 16 March 2006, an early design of the building passed unanimously during that day's meeting of the Chicago Plan Commission^[41] and on 23 March 2006 the same happened at the city's Zoning Committee meeting. On 29 March 2006 The Chicago City Council also approved that design.^[42] As part the approval process, the council passed a measure that raised the height limit on structures at the site to accommodate the 2,000-foot tower. Natarus, who was the 42nd ward alderman when the building was announced, said: "This is a very unique opportunity for the city of Chicago. This building belongs to Chicago and should be in Chicago."^[11] The Chicago Plan Commission approved the final plans of the Chicago Spire on 19 April 2007.^{[38][13][43]} So did Chicago's zoning committee on 26 April 2007 and the Chicago City Council on 9 May 2007.^{[13][9]}

See also

- [List of buildings](#)
- [List of skyscrapers](#)
- [List of tallest buildings in Chicago](#)
- [List of tallest buildings in the United States](#)
- [Shelbourne Development](#)
- [World's tallest structures](#)

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External links

- Official website - <http://www.thechicagospire.com>
- Shelbourne Development website - <http://www.shelbournedevelopment.com>

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